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SHEET NO.	SHEET NAME	REV.	DATE
DA000	COVER PAGE	P3	23/05/25
DA001	MASTER PLAN	P4	23/05/25
DA003	SITE ANALYSIS	P3	23/05/25
DA010	GENERAL ARRANGEMENT PLAN - WAREHOUSE	P5	23/05/25
DA011	GENERAL ARRANGEMENT PLAN - MEZZANINE	P5	23/05/25
DA015	GENERAL ARRANGEMENT PLAN - ROOF	P5	23/05/25
DA016	OFFICE LAYOUTS	P3	23/05/25
DA017	DOCK OFFICE LAYOUT	P3	23/05/25
DA021	ELEVATIONS	P4	23/05/25
DA025	OFFICE ELEVATIONS	P3	23/05/25
DA031	BUILDING SECTIONS	P4	23/05/25
DA080	SIGNAGE LOCATION & FENCE PLAN	P3	23/05/25
DA081	SIGNAGE DETAILS	P3	23/05/25
DA090	BUILDING PERSPECTIVES	P2	23/05/25
DA091	BUILDING PERSPECTIVES	P2	23/05/25

Alspec Industrial Business Park
Storage and Distribution Warehouse

14291

SSDA
May 2025



Client

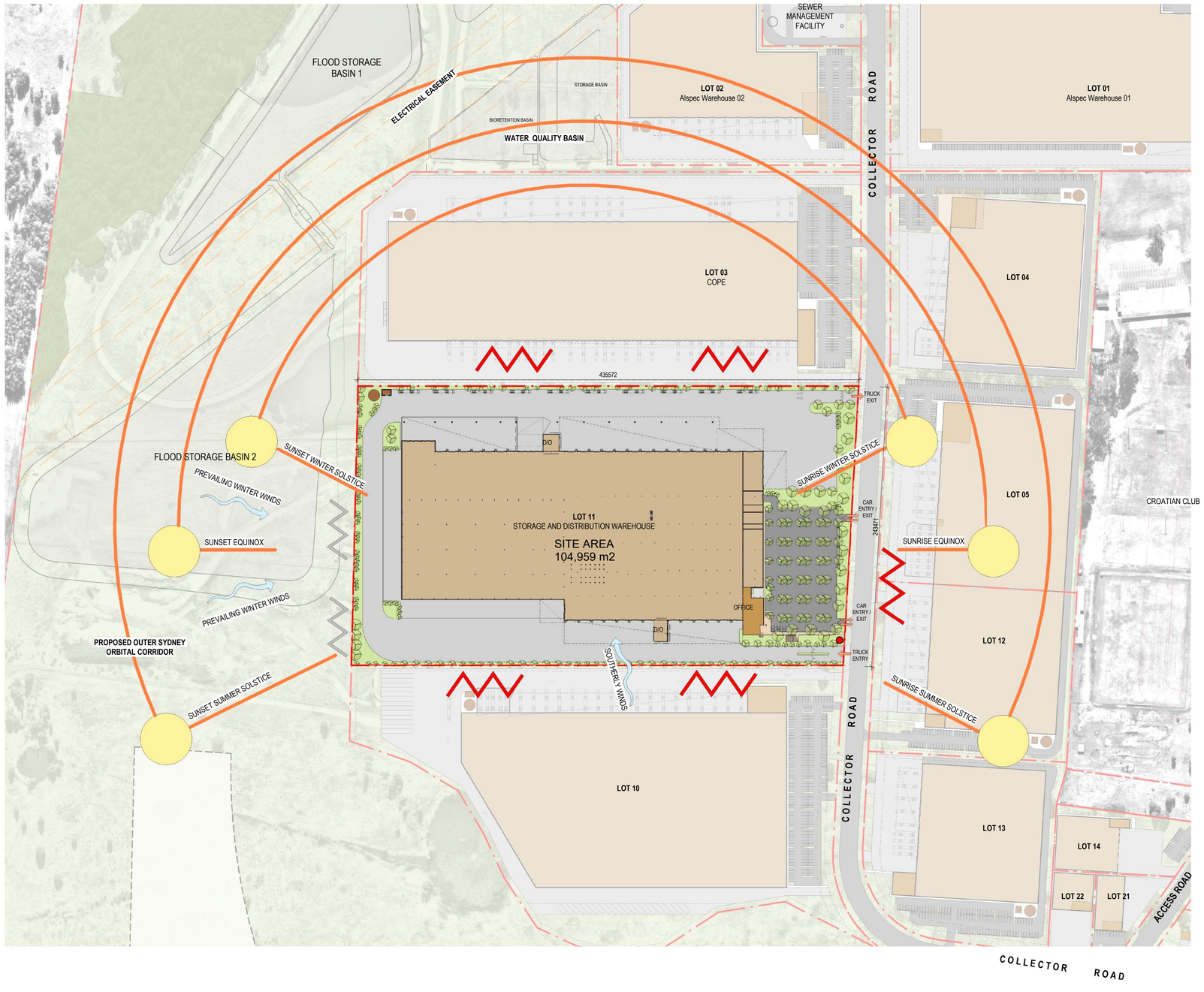
Project Name
Alspec Industrial Business Park
Storage and Distribution Warehouse

Project Address
Luddenham Road, Orchard Hills NSW

Drawing Title:
MASTER PLAN

Date: **23/05/25**
Sheet Size: **A1**
Scale: **1:3000**
Drawing Number: **14291_DA001**
Issue: **P4**
0 60000

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Client

Project Name
Alspec Industrial Business Park
Storage and Distribution Warehouse

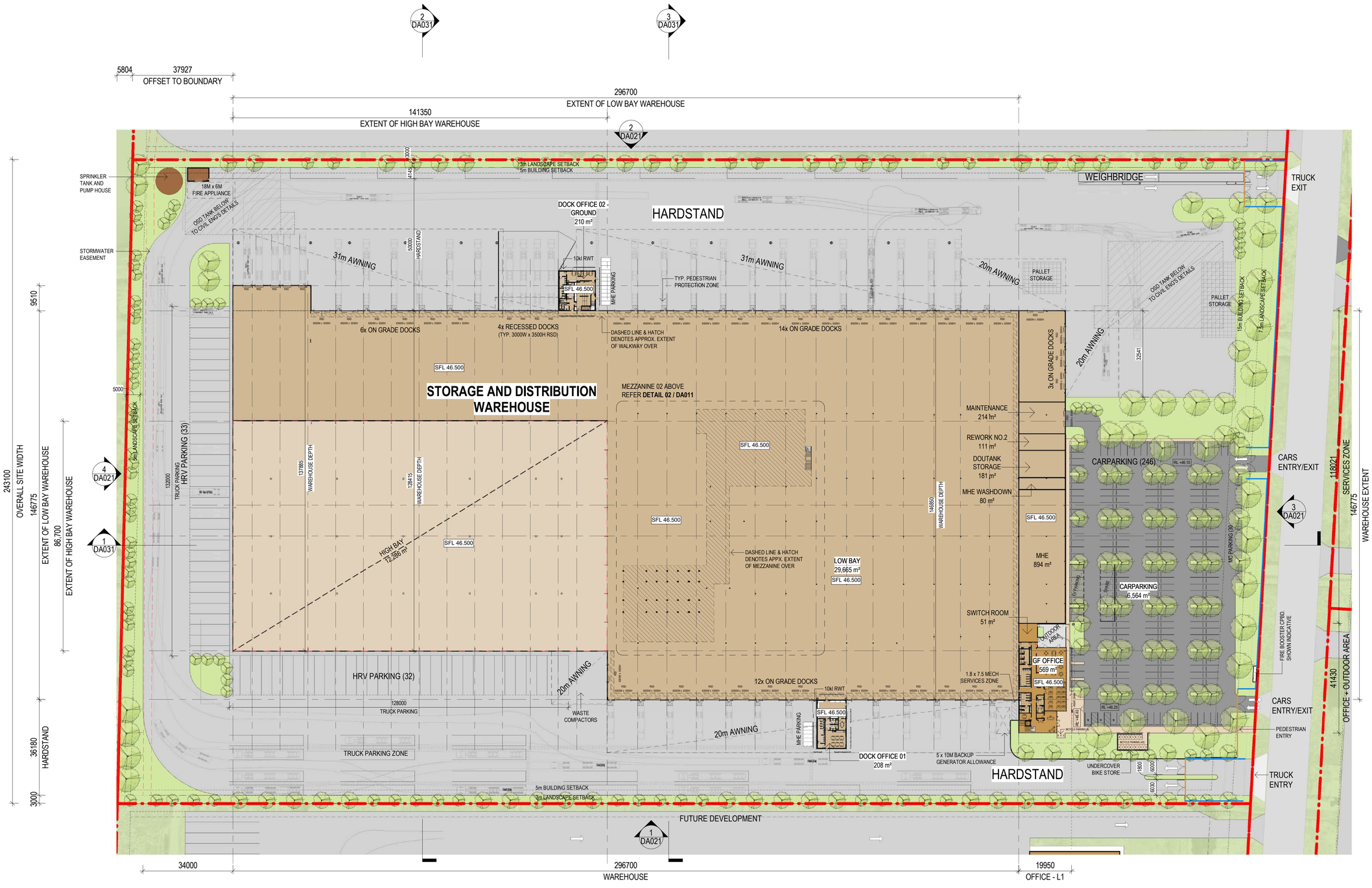
Project Address
Luddenham Road, Orchard Hills NSW

Drawing Title:
SITE ANALYSIS

Date: **23/05/25**
Sheet Size: **A1**
Scale: **1:2000**
0 40000

Drawing Number: **14291_DA003**
Issue: **P3**

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STORAGE AND DISTRIBUTION... LUDDENHAM ROAD, ORCHARD HILLS	
SITE AREA (m²)	**104,959**
Total Building Foot Print	44,593
WAREHOUSE AREA - GROUND FLOOR TOTAL (m²)	**41,950**
LOW BAY AREA (m²)	29,665
HIGH BAY AREA (m²)	12,285
TOTAL WAREHOUSE AREA (m²)	**41,950**
MHE	894
MHE WASHDOWN	80
MAINTENANCE	214
REWORK NO.02	111
DOUTANK STORAGE	181
SWITCHROOM - MSB	51
PUMP ROOM AND TANKS	125
TOTAL SERVICES AREA (m²)	**1,656**
WAREHOUSE & SERVICES AREA	**43,606**
DOCK OFFICE 01(m²)	208
DOCK OFFICE 02 (m²) - Ground	210
DOCK OFFICE 02 (m²) - Level 1	210
MAIN OFFICE (m²) - Ground	569
MAIN OFFICE (m²) - Level 1	646
TOTAL OFFICE AREA (m²)	**1,843**
TOTAL GLA AREA	**45,449**
FSR	**0.43**
MEZZANINE AREAS	
MEZZANINE 1 AREA (m²)	2,385
MEZZANINE 2 AREA (m²)	323
WAREHOUSE AREA - MEZZANINES TOTAL (m²)	**2,708**
TOTAL BUILDING AREA (m²)	**48,157**
PARKING	
BICYCLE PARKING	46
MOTORCYCLE PARKING	30
VEHICLE PARKING	
CAR PARKING	246
HRV PARKING	64
B-DOUBLE PARKING	19
TOTAL VEHICLE PARKING	**329**
EXTERNAL AREAS	
CANOPIES	12,062
CAR PARKING	6,564
HARDSTAND	30,939
LANDSCAPE AREA	10,134
LIGHTDUTY CONCRETE	n/a
PAVEMENT - BRUSHED CONCRETE	n/a
PAVEMENT - EXPOSED CONCRETE	570
OUTDOOR AREA	97
TOTAL	**60,366**
TOTAL LANDSCAPE AREA	10,134
LANDSCAPE PERCENTAGE	**10%**

Client

Project Name
Alspec Industrial Business Park
Storage and Distribution Warehouse

Project Address
Luddenham Road, Orchard Hills NSW

Drawing Title:
GENERAL ARRANGEMENT PLAN - WAREHOUSE

Date: **10/06/25**
Sheet Size: **A1**
Scale: **1:750**
Drawing Number: **14291_DA010**
Issue: **P6**

0 15000

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296700
EXTENT OF LOW BAY WAREHOUSE

141350
EXTENT OF HIGH BAY WAREHOUSE

2 DA031

2 DA021

3 DA031

31m AWNING

DOCK OFFICE 02 - LEVEL 1
210 m²

FFL 50.500

31m AWNING

20m AWNING

20m AWNING

9510

146775
EXTENT OF LOW BAY WAREHOUSE

86700
EXTENT OF HIGH BAY WAREHOUSE

4 DA021

1 DA031

HIGH BAY

DELAYERING MEZZANINE
FFL 51.700

RL 46.5

PALLETISING MEZZANINE
FFL 51.000

SORTER PLATFORM OVER SHOWN DASHED & HATCHED

5450

34100

4650

WAREHOUSE WALKWAY OVER TO AS1657

RL 50.500

20m AWNING

DOCK OFFICE 1

20m AWNING

OFFICE LEVEL 01
646 m²

FFL 50.500

LINE OF ROOF OVER

3 DA021

1 DA021

296700
WAREHOUSE

1 MEZZANINE 01 - RL 51.0 to RL 51.7
1 : 750

11020

8000

24326

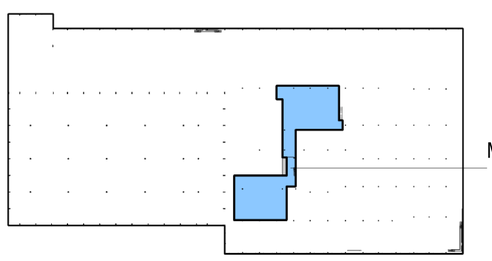
SORTER PLATFORM

FFL 54.500

40435

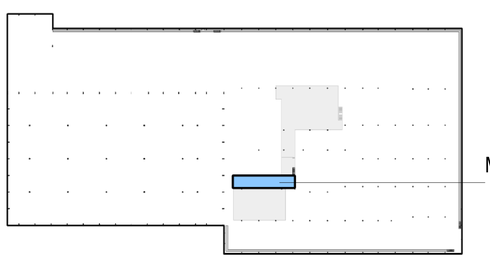
9725

2 MEZZANINE 2 - RL 54.5
1 : 750



MEZZANINE 1
2,385 m²

3 DA025 AREA PLAN - MEZZANINE 1
1 : 2000



MEZZANINE 2
323 m²

4 DA025 AREA PLAN - MEZZANINE 2
1 : 2000

Client

Project Name
Alspec Industrial Business Park
Storage and Distribution Warehouse

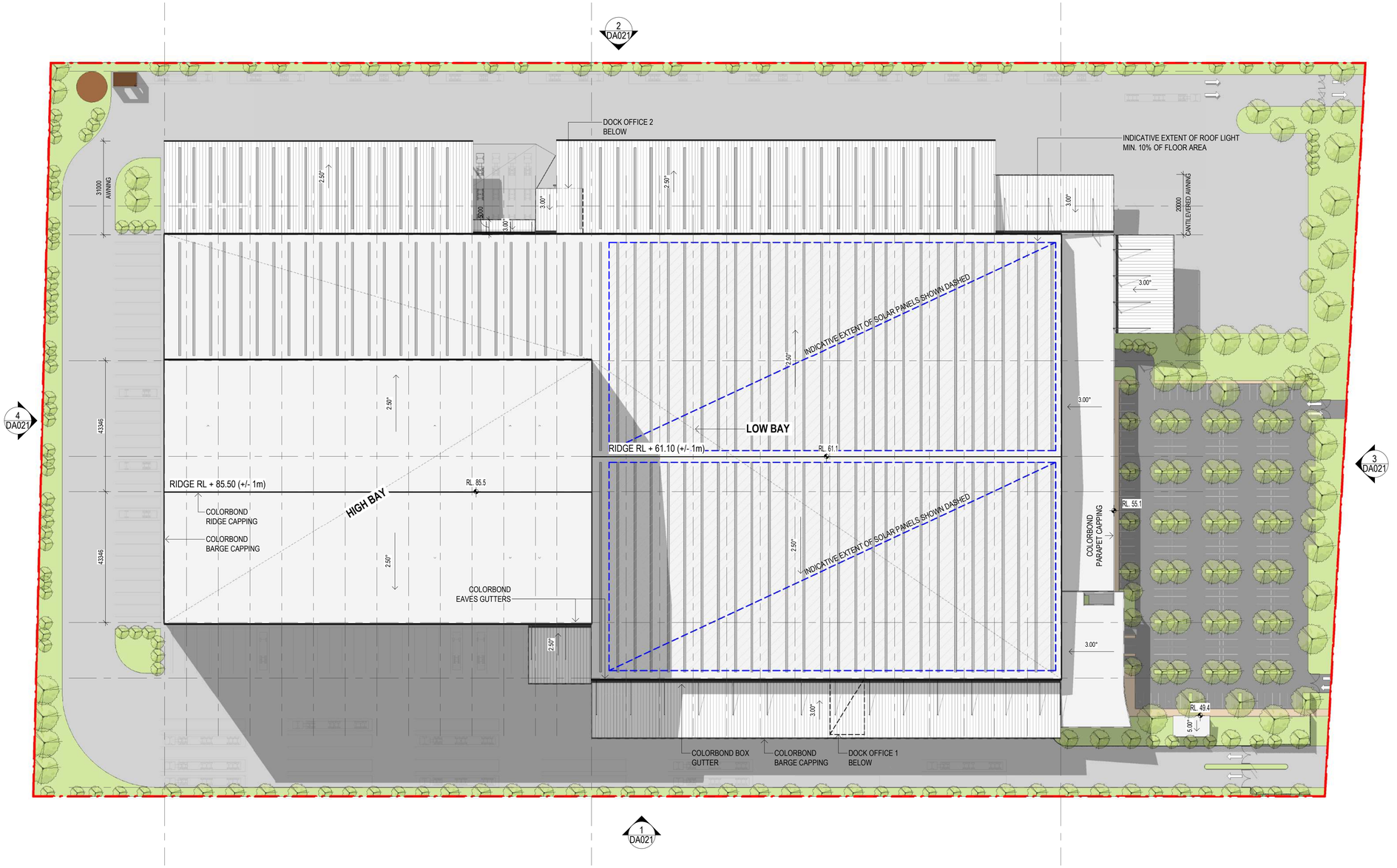
Project Address
Luddenham Road, Orchard Hills NSW

Drawing Title:
GENERAL ARRANGEMENT PLAN - MEZZANINE

Date: **23/05/25**
Sheet Size: **A1**
Scale: **1:750**
Drawing Number: **14291_DA011**
Issue: **P5**

0 15000

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Client

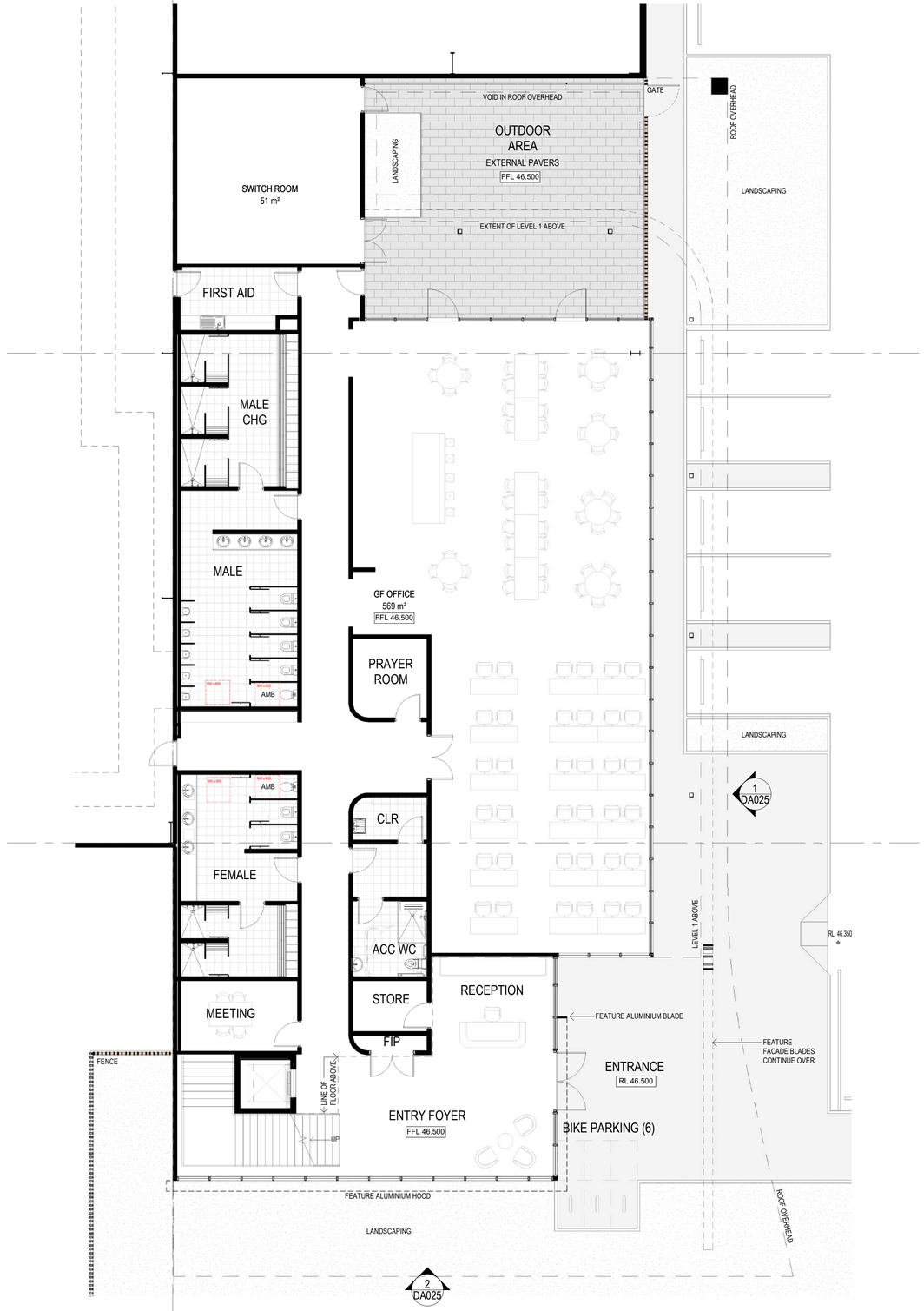
Project Name
Alspec Industrial Business Park
Storage and Distribution Warehouse

Project Address
Luddenham Road, Orchard Hills NSW

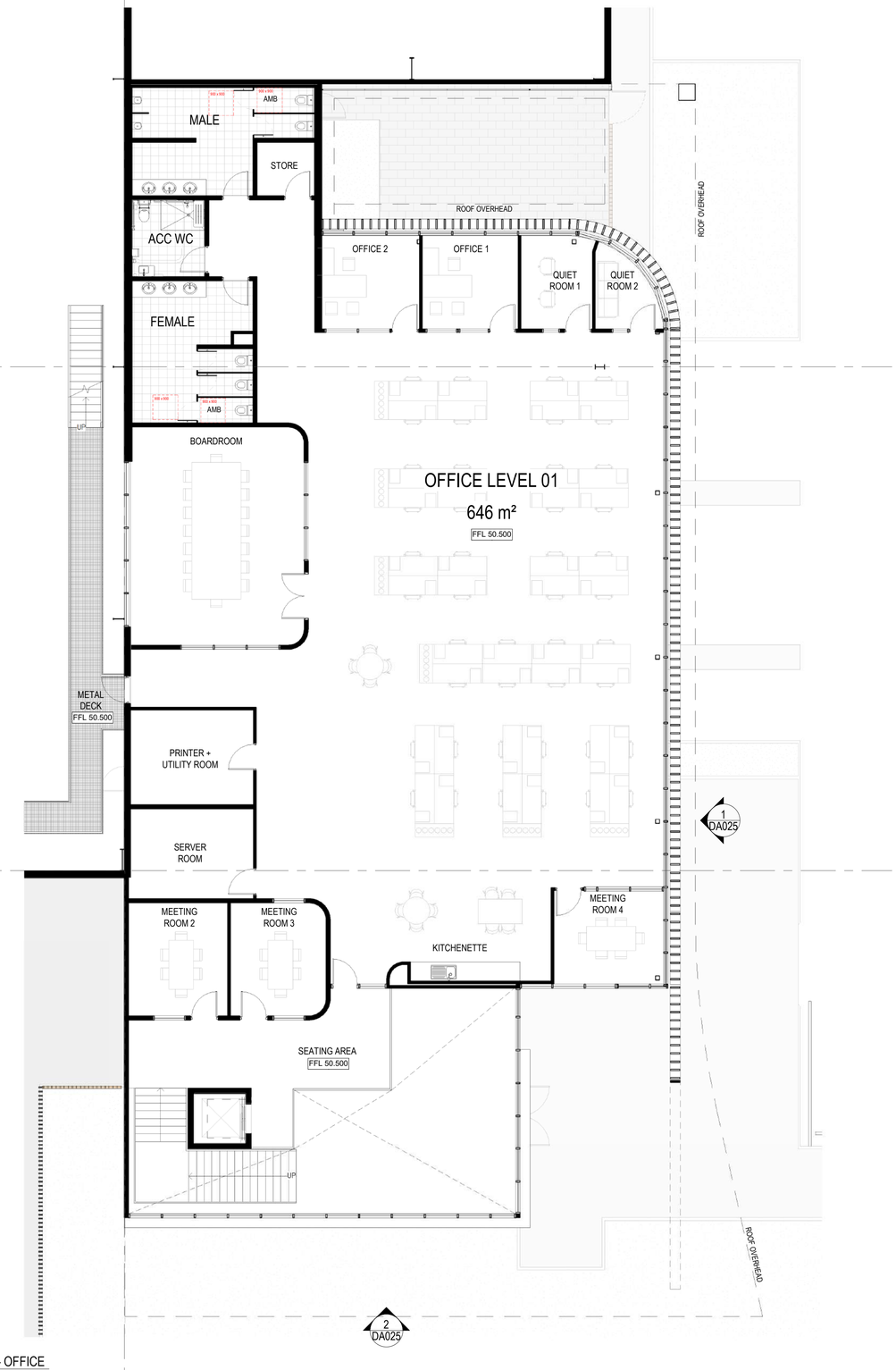
Drawing Title:
GENERAL ARRANGEMENT PLAN - ROOF

Date: **23/05/25**
Sheet Size: **A1**
Scale: **1:750**
Drawing Number: **14291_DA015**
Issue: **P5**
0 15000

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1 GROUND FLOOR - OFFICE
1 : 100



2 LEVEL 01 - OFFICE
1 : 100

Client

Project Name
Alspec Industrial Business Park
Storage and Distribution Warehouse

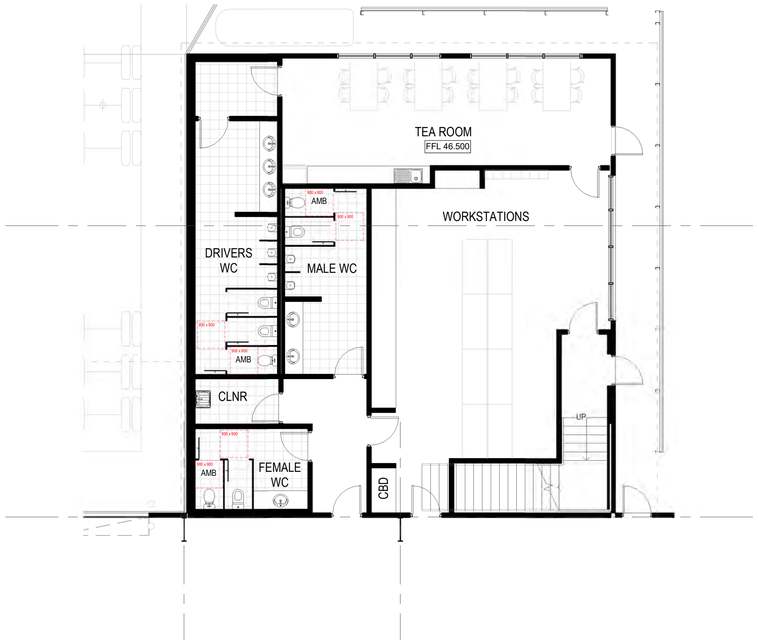
Project Address
Luddenham Road, Orchard Hills NSW

Drawing Title:
OFFICE LAYOUTS

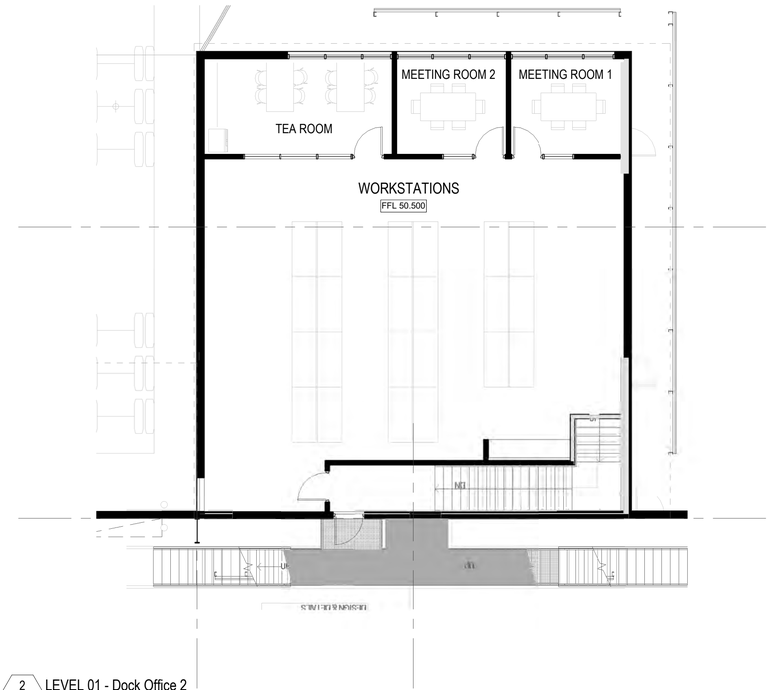
Date: **23/05/25**
Sheet Size: **A1**
Scale: **1:100**
Drawing Number: **14291_DA016**
Issue: **P3**

0 2000

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1 DA021 GROUND FLOOR - Dock Office 2
1 : 100



2 DA025 LEVEL 01 - Dock Office 2
1 : 100



3 DA021 GROUND FLOOR - Dock Office 1
1 : 100

Client

Project Name
Alspec Industrial Business Park
Storage and Distribution Warehouse

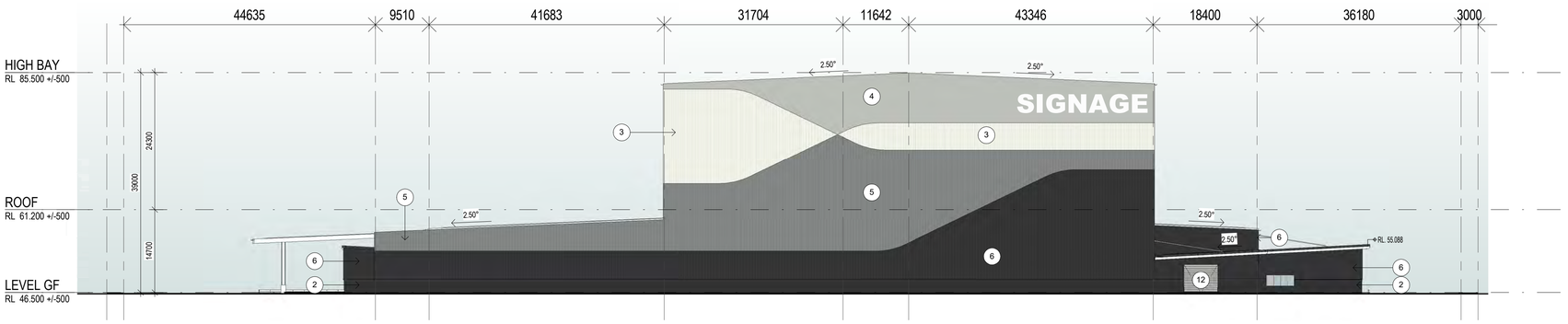
Project Address
Luddenham Road, Orchard Hills NSW

Drawing Title:
DOCK OFFICE LAYOUT

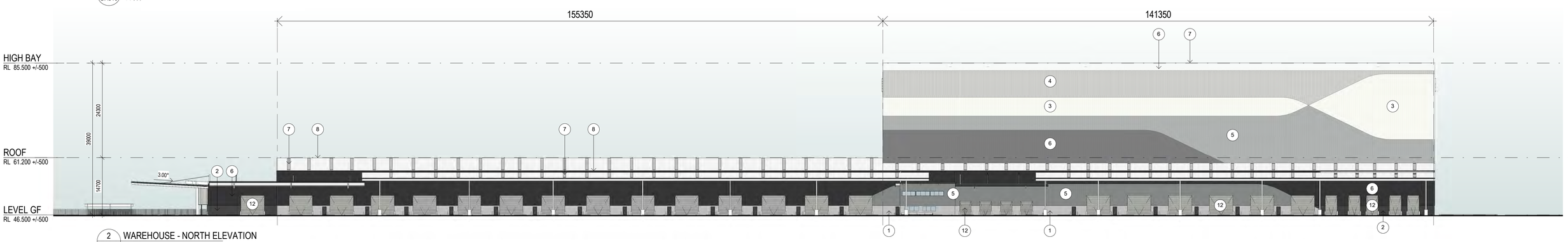
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Drawing Number: **14291_DA017**
Issue: **P3**

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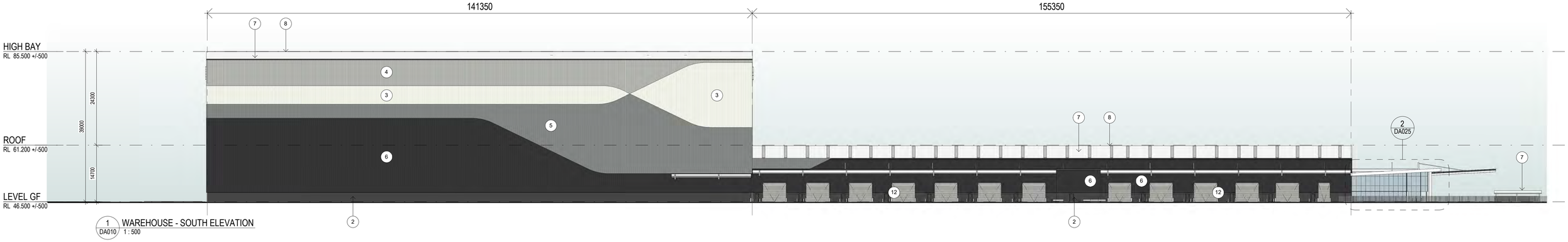
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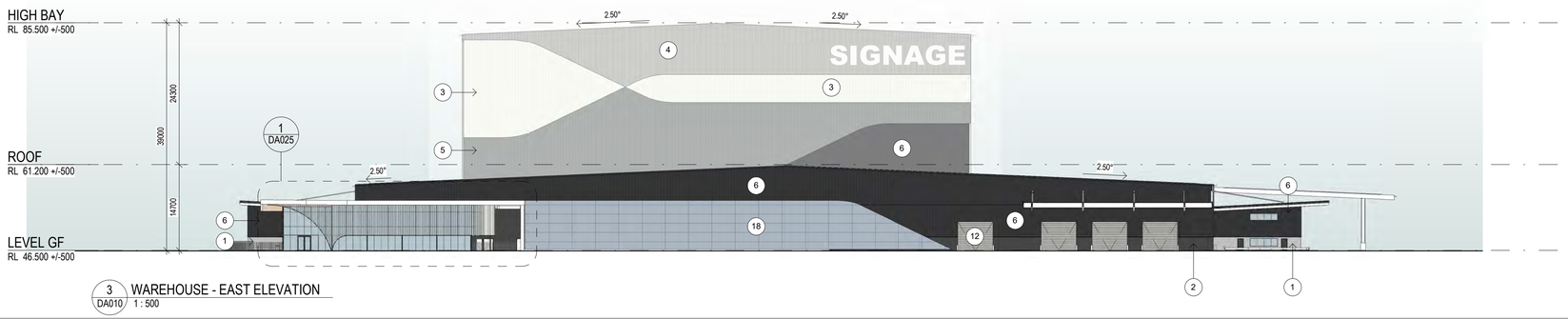
4 DA010 WAREHOUSE - WEST ELEVATION
1 : 500



2 DA010 WAREHOUSE - NORTH ELEVATION
1 : 500



1 DA010 WAREHOUSE - SOUTH ELEVATION
1 : 500



3 DA010 WAREHOUSE - EAST ELEVATION
1 : 500

EXTERNAL FINISHES LEGEND

1	PRECAST WALLS/ STRUCTURAL COLUMNS / STRUCTURAL FRAMING - PAINTED TO MATCH Colour - "Shale Grey™", or similar	11	ROLLER SHUTTER DOOR Colour -"Monument™", or similar
2	PRECAST WALLS/ STRUCTURAL COLUMNS / STRUCTURAL FRAMING - PAINTED TO MATCH Colour -"Monument™", or similar	12	ROLLER SHUTTER DOOR Colour -"Windspray™", or similar
3	PROFILED METAL SHEETING Colour -"Dover White™", or similar	13	AWNING, DOWNPIPES, CAPPING PAINTED TO MATCH Colour -"Monument™", or similar
4	PROFILED METAL SHEETING Colour - "Shale Grey™", or similar	14	ALUMINIUM WINDOW FRAME Colour -"Monument™", or similar
5	PROFILED METAL SHEETING Colour - "Wind Spray™", or similar	15	ALUMINIUM BATTENS FEATURE SCREEN TO FUTURE DESIGN Colour - to match ALSPEC "White"
6	PROFILED METAL SHEETING Colour -"Monument™", or similar	16	VERTICAL BATTEN SCREEN FENCE Timber
7	PROFILED METAL ROOF SHEETING Colour -"Dover White™", or similar	17	TIMBER SOFFIT
8	TRANSLUENT ROOF SHEETING	18	ALUMINIUM PANEL - ALSPEC PROCLAD Colour - "Silver Ice Metallic"
9	GLASS - CLEAR VISION GLAZING AND BACKPAN GLAZING	19	AWNING, DOWNPIPES, CAPPING PAINTED TO MATCH Colour -"Dover White™", or similar
10	GLASS - BACKPAN SPANDREL GLAZING Colour - Tinted Grey	20	PROFILED METAL EXTRUSION Colour -"Bronze™", or similar

Client

Project Name
Alspec Industrial Business Park
Storage and Distribution Warehouse

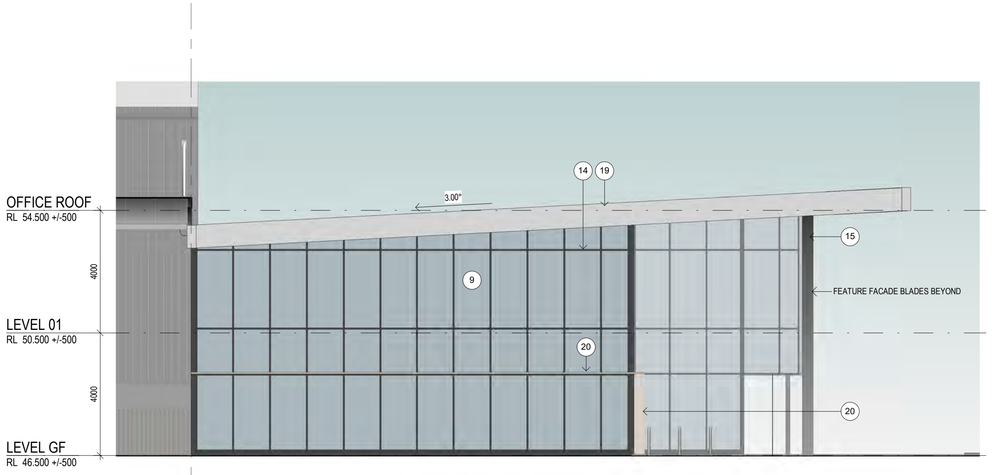
Project Address
Luddenham Road, Orchard Hills NSW

Drawing Title:
ELEVATIONS

Date: 23/05/25
Sheet Size: A1
Scale: 1:500
Drawing Number: 14291_DA021
Issue: P4

0 10000

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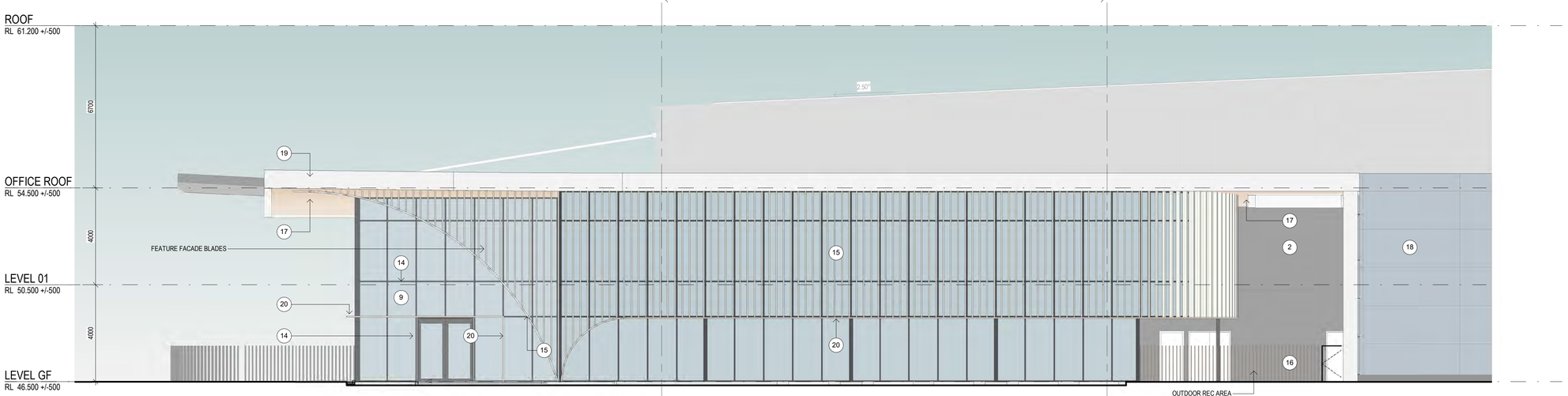


2 DA016 OFFICE - SOUTH ELEVATION
1 : 100

EXTERNAL FINISHES LEGEND

1	PRECAST WALLS/ STRUCTURAL COLUMNS / STRUCTURAL FRAMING - PAINTED TO MATCH Colour - "Shale Grey™", or similar	11	ROLLER SHUTTER DOOR Colour -"Monument™", or similar
2	PRECAST WALLS/ STRUCTURAL COLUMNS / STRUCTURAL FRAMING - PAINTED TO MATCH Colour -"Monument™", or similar	12	ROLLER SHUTTER DOOR Colour -"Windspray™", or similar
3	PROFILED METAL SHEETING Colour -"Dover White™", or similar	13	AWNING, DOWNPIPES, CAPPING PAINTED TO MATCH Colour -"Monument™", or similar
4	PROFILED METAL SHEETING Colour - "Shale Grey™", or similar	14	ALUMINIUM WINDOW FRAME Colour -"Monument™", or similar
5	PROFILED METAL SHEETING Colour - "Wind Spray™", or similar	15	ALUMINIUM BATTENS FEATURE SCREEN *TO FUTURE DESIGN* Colour - to match ALSPEC "White"
6	PROFILED METAL SHEETING Colour -"Monument™", or similar	16	VERTICAL BATTEN SCREEN FENCE Timber
7	PROFILED METAL ROOF SHEETING Colour -"Dover White™", or similar	17	TIMBER SOFFIT
8	TRANSLUENT ROOF SHEETING	18	ALUMINIUM PANEL - ALSPEC PROCLAD Colour - "Silver Ice Metallic"
9	GLASS - CLEAR VISION GLAZING AND BACKPAN GLAZING	19	AWNING, DOWNPIPES, CAPPING PAINTED TO MATCH Colour -"Dover White™", or similar
10	GLASS - BACKPAN SPANDREL GLAZING Colour - Tinted Grey	20	PROFILED METAL EXTRUSION Colour -"Bronze™", or similar

18400



1 DA016 OFFICE - EAST ELEVATION
1 : 100

Client

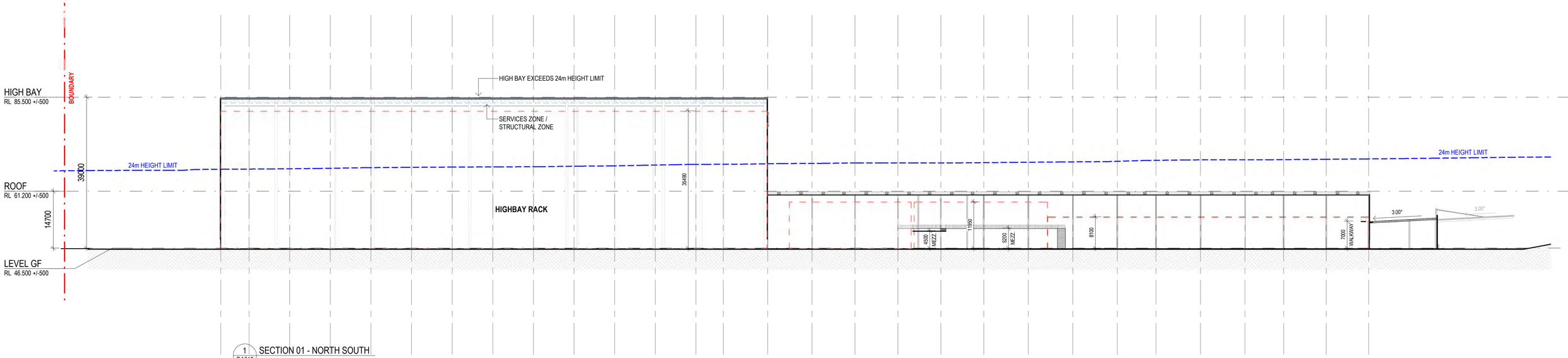
Project Name
Alspec Industrial Business Park
Storage and Distribution Warehouse

Project Address
Luddenham Road, Orchard Hills NSW

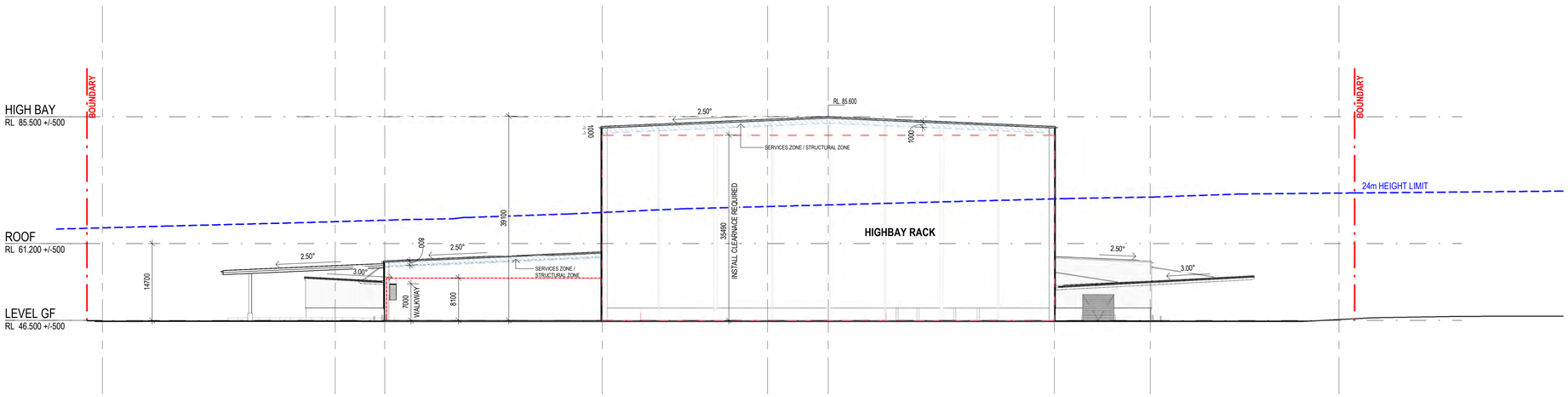
Drawing Title:
OFFICE ELEVATIONS

Date: **23/05/25**
Sheet Size: **A1**
Scale: **1:100**
Drawing Number: **14291_DA025**
Issue: **P3**
0 2000

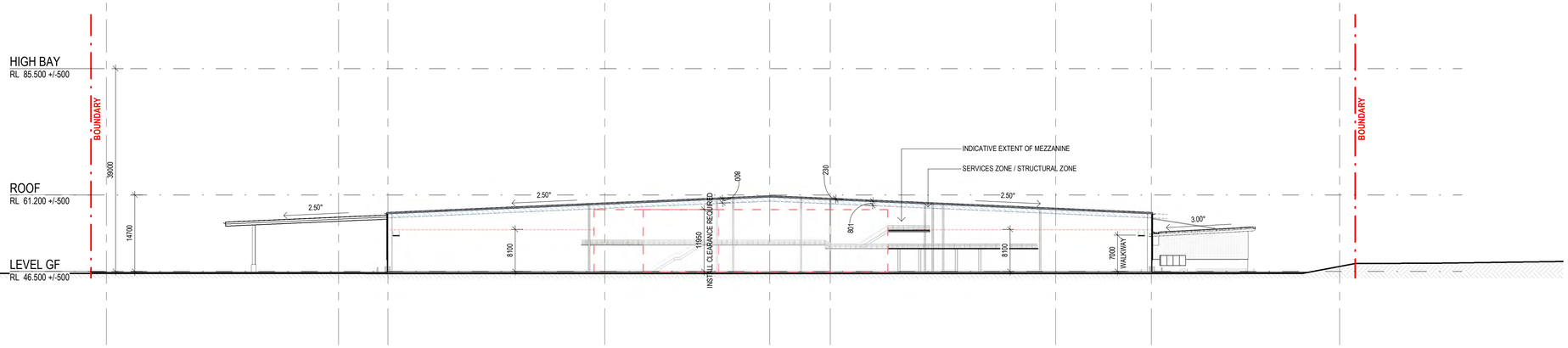
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1 DA010 SECTION 01 - NORTH SOUTH



2 DA010 SECTION 02 - EAST WEST 1 : 500



3 DA010 SECTION 03 - EAST WEST 1 : 500

Client

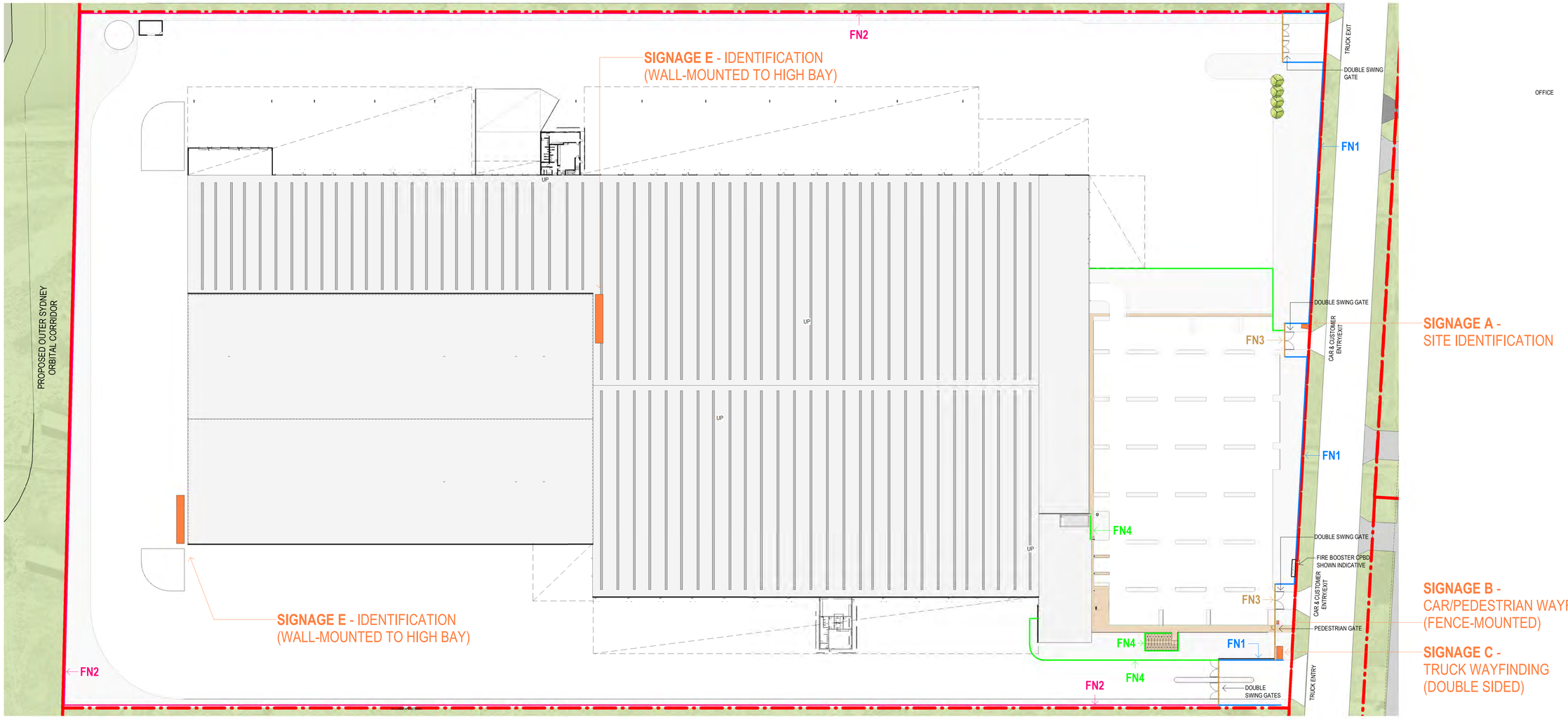
Project Name
Alspec Industrial Business Park
Storage and Distribution Warehouse

Project Address
Luddenham Road, Orchard Hills NSW

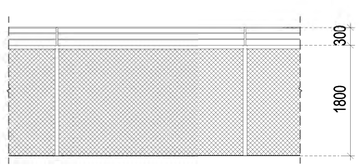
Drawing Title:
BUILDING SECTIONS

Date: **23/05/25**
Sheet Size: **A1**
Scale: **1:500**
Drawing Number: **14291_DA031**
Issue: **P4**
0 10000

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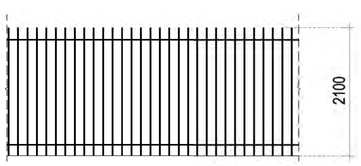
2 SIGNAGE AND FENCING PLAN
DA021 1 : 750



FN2

PROPOSED BLACK POWDER COATED CHAIN LINK FENCE
1.8M HIGH WITH 3 ROWS OF BARBED WIRE OVER

1 FENCING ELEVATIONS



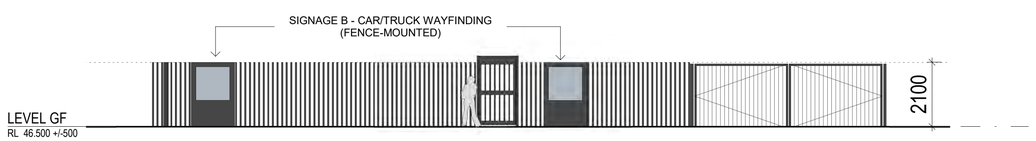
FN1

2.1M HIGH BLACK PALISADE FENCING



FN3

PROPOSED BLADE FENCE
ALUMINIUM BLADE - COLOUR TO
MATCH COLORBOND MONUMENT



FN4

PROPOSED FEATURE FENCE
ALUMINIUM BATTEN - COLOR TO
MATCH ALSPEC SATIN SILVER GREY

3 FENCING ELEVATIONS (2)

Client

Project Name
Alspec Industrial Business Park
Storage and Distribution Warehouse

Project Address
Luddenham Road, Orchard Hills NSW

Drawing Title:
SIGNAGE LOCATION & FENCE PLAN

Date:	Sheet Size:	Scale:
23/05/25	A1	1:750

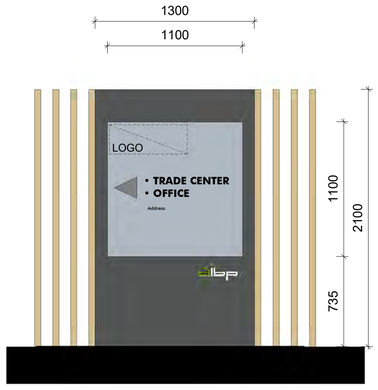
Drawing Number: 14291_DA080
Issue: P3

0 2000

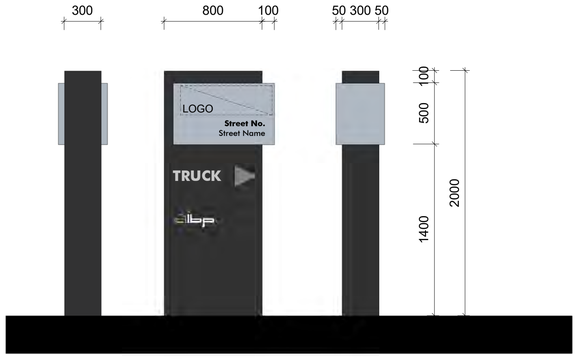
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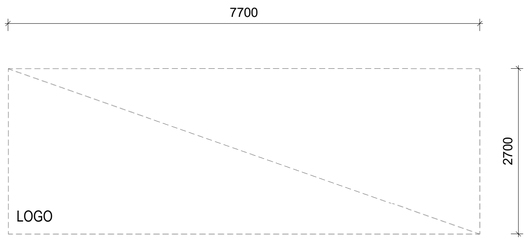
SIGNAGE A - SITE IDENTIFICATION
1:25



SIGNAGE B - CAR/PEDESTRIAN WAYFINDING (FENCE-MOUNTED)
1:25



SIGNAGE C - TRUCK WAYFINDING (DOUBLE SIDED)
1:25



SIGNAGE E - WALL MOUNTED IDENTIFICATION
1:50

Client

Project Name
Alspec Industrial Business Park
Storage and Distribution Warehouse

Project Address
Luddenham Road, Orchard Hills NSW

Drawing Title:
SIGNAGE DETAILS

Date: 23/05/25
Sheet Size: A1
Scale: AS INDICATED
Drawing Number: 14291_DA081
Issue: P3

nettletontribe



Client

Project Name
Alspec Industrial Business Park
Storage and Distribution Warehouse

Project Address
Luddenham Road, Orchard Hills NSW

Drawing Title:
BUILDING PERSPECTIVES

Date: 23/05/25
Sheet Size: A1
Scale: 0 2000
Drawing Number: 14291_DA090
Issue: P2

nettletontribe



Client

aibp.

IBB

Project Name

Alspec Industrial Business Park
Storage and Distribution Warehouse

Project Address

Luddenham Road, Orchard Hills NSW

Drawing Title:

BUILDING PERSPECTIVES

Date: **23/05/25**

Sheet Size: **A1**

Scale: 0 2000

Drawing Number: **14291_DA091**

Issue: **P2**

nettletontribe